

MANALAPAN ZONING BOARD OF ADJUSTMENT  
**MINUTES OF THE REGULAR MEETING**  
**Thursday, November 5, 2020**  
**TOWNSHIP OF MANALAPAN**  
**Manalapan, NJ 07726**

PUBLIC MEETING~ HD OFFICE SUITES

DUE COVID-19, IN ACCORDANCE WITH GOVERNOR MURPHY'S EXECUTIVE ORDER NO. 107, THE PUBLIC WAS PERMITTED TO PARTICIPATE IN THIS MEETING VIA HD OFFICE SUITES BY ACCESSING THE LINK AND MEETING ID

<https://meeting.windstream.com/j/1119333465?pwd=Nnp0cDVLcDJHWWFJQ1V4cE4zV1NGUT09>

HD-Office Suites Meeting Number: 111 933 3465      Password: Nov52020

Open Public Meetings Act:      Stephen Leviton

Roll Call:      Janice Moench

In attendance at the meeting:      Mollie Kamen, Terry Rosenthal, Adam Weiss, Larry Cooper, Robert Gregowicz, David Schertz, Robert DiTota, Basil Mantagas, Stephen Leviton

Absent from the meeting:      Eliot Lilien

Also, present      John Miller, Zoning Board Attorney  
Nancy DeFalco, Zoning Officer  
Janice Moench, Recording Secretary

**RESOLUTION:**

A Motion was made by Mr. Weiss, Seconded by Mr. Schertz to approve the Resolution of memorialization for **Establishing Standard Protocols for Remote Public Meetings Held during a Governor-Declared Emergency**

Yes:      Kamen, Rosenthal, Weiss, Cooper, Gregowicz, Schertz, Leviton

No:      None

Abstain:      None

Absent:      Lilien

Not Eligible:      DiTota, Mantagas

---

**PUBLIC HEARINGS:**

**Application No: ZBE2034**

Applicant:      Dr. N. Govil & Dr. R Ohri-Govil

Proposal:      Rear Patio

Request:      Bulk Variance

Location:      1 West Parsonage Way

Block/Lot:      6509/59

Zone:      GCRC

Board Attorney John Miller, Esq. swore in Mr. Niraj Govil of 1 West Parsonage Way.

Mr. Govil's property is located in the GCRC Zone District. There is an open space lot (Block 6509, Lot 1) located to the rear of the subject Property and is also zoned GCRC.

Mr. Govil explained he is seeking bulk variance relief to permit a proposed ground level paver patio. The proposed construction would be a 35-foot by 18-foot ground level paver patio with a ledge. The proposed paver patio would have a rear setback of 5 inches where a 10-foot rear setback is required.

The applicant explained that the proposed paver patio would not affect drainage on the property. The applicant added that he has been unable to grow trees, shrubs or grass in the rear yard because of poor soil quality. The applicant is planning on using potted plants on the wall of the patio for privacy. Mr. Govil further explained that the rear of the property is bordered by an open lot which is owned by the Grande at Battleground Community Association. Mr. Govil added that the Association approved the proposed improvement in July 2020. The proposed paver patio and wall would not exceed the width of the existing home. Mr. Govil testified that the proposed patio and wall would improve the aesthetics of the property.

Ms. Kamen asked the applicant to clarify the height of the wall, lighting and if there would be a gazebo on the proposed patio. Mr. Govil explained the wall would be between two and three feet. There would be lighting for safety reasons and he planned to put a small table and chairs.

Ms. DeFalco explained the wall was not part of the application so the height would need to remain under three feet in order to avoid another variance.

Mr. Cooper asked for clarification on what the patio was going to look like. There was no picture or drawing submitted with the application. Mr. Govil explained the patio would be flat.

Ms. DeFalco explained the rear setback for this development is 10 feet. The applicant is proposing is 5 inches.

Mr. Rosenthal asked for clarification on where the plants are proposed being the proposed set back is 5 inches.

Mr. Govil explained the plants would be potted on top of the wall.

Ms. DeFalco explained the rear setback of 10 feet is in place for the development for run off and drainage issues.

Mr. Miller, Ms. DeFalco and The Board discussed the variance requested and the C1 and C2 variances.

Mr. Govil then testified that he was amending the application to a 2 feet variance request.

Chair Leviton opened the meeting to the public for questions or comments on this application. There were no members of the public expressing an interest in this application. Chair Leviton closed public

A Motion of Approval for Application ZBE2034 was made by Mr. Weiss and Seconded by Ms. Kamen.

Yes: Kamen, Rosenthal, Weiss, Gregowicz, Leviton  
No: Cooper, Schertz  
Abstain: None  
Absent: Lilien  
Not Eligible: DiTota, Mantagas,

---

**Application No: ZBE2035**

Applicant: Michael Torrillo  
Proposal: Front Portico  
Request: Bulk Variance  
Location: 8 Fairfield Ct.  
Block/Lot: 1806/14  
Zone: R20

Board Attorney John Miller, Esq. swore in Michael and Frances Torrillo of 8 Fairfield Court

The Applicants proposed a 7-foot, 11-inch by 11-foot open portico in the front yard of the property. The property is located in the R-20 Single Family Home district.

Mr. Torrillo testified that he was proposing a new front portico to cover an existing front door. Mr. Torrillo stated that bulk a variance relief of 51-foot front setback was proposed, and a 60-foot front setback is required. Mr. Torrillo explained that the proposed portico would provide additional safety and security for the front access way to his home. Mr. Torrillo was unaware of the front setback until he had architectural drawings completed. Mr. Torrillo further explained the portico would protect the home from the rain and snow. Ms. Torrillo is permanently disabled. When she is unloading packages in the elements the portico would serve as protection. The current design of the home has two crawl space vents on the front side of the home. Water currently comes down the siding into the crawl space vents. The portico will prevent the water from coming in to the vents.

The portico would improve the aesthetics to the home and the neighborhood. The front of the home is flat.

Mr. Mantagas confirmed with the applicant one side if the portico would be connected to the home and one side would require a column.

Chair Leviton opened the meeting to the public for questions or comments on this application. There were no members of the public expressing an interest in this application. Chair Leviton closed public

A Motion of Approval for Application ZBE2035 was made by Mr. Rosenthal, and Seconded by Mr. Weiss.

Yes: Kamen, Rosenthal, Weiss, Cooper, Gregowicz, Schertz, Leviton  
No: None  
Abstain: None  
Absent: Lilien  
Not Eligible: DiTota, Mantagas

Chair Leviton opened the meeting to the public for any non-agenda items. Being there were no comments Chair Leviton closed public.

**ADJOURNMENT:**

A Motion was offered by Mr. Schertz to adjourn the meeting at 8:35 PM. All were in favor and none opposed.

Respectfully Submitted,

Janice Moench  
Recording Secretary

RECORDED COMPACT DISCS OF THE ZONING BOARD OF ADJUSTMENT ARE AVAILABLE FOR REVIEW, IN THE PLANNING/ZONING BOARD OFFICE BY APPOINTMENT.